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POPULARITY OF THE HOME BUYING MOVEMENT MAKES THE DISCUSSION OF INTERIOR DECORATIONS TIMELY

The Exterior of all House Introduces a Man to His Neighbors --- The Interior Recommends Him to His Friends

Never since pioneer days, when a mar put up his own cabin on a plot of ground acquired without recourse to real estate brokers or title companies, has the home owning instinct been stronger than at present. For a time it lay dormant under the magic spell woven about it by the wonders of apartment house de-velopment, but the idea of living in tiers has lost much of its charm and has come to be regarded as a matter of necessity for those who must live in the sity.

spensible for the revival of the home owning desire. It merely followed the natural laws of reaction. Home buying and home designing campaigns such as THE SUN conducted in recent years gave impetus to the movement, and the Government's well directed efforts to house industrial workers during the war broadened the scope of its popularity. Now high class architects have turned their attention more seriously to country.

Now high class architects have turned their attention more seriously to country home designing and surburban development compaines are laying greater stress on the importance of beauty in the quantity production of standardized homes. With all this concentration on home building and home buying, the time has arrived for a more generalized disucssion of interior decoration, for after one has made his selection of a place in which to live, the next most important step is to make it a place dit to live in.

important step is to make it a place sit to live in.

The exterior of a house introduces a man to his neighbors, but the interior recommends him to his visitors. Home decorating therefore should go hand in hand with home buying, and in order to emphasize the relationship between the two THE SUN plans to publish in its real estate section, from time to time, articles on making the home beautiful from within. These articles will embody the opinions of experts who have mastered the principles of color, form and harmony in their application to interior decoration.

Three Underlying Principles.

In a discussion of interior effects it is difficult to say which particular room commands precedence. The entrance hall, however, suggests itself as the logical starting point, for it is there that the visitor gains his first impression of the home. In the entrance hall, as in of the home. In the entrance hall, as in all other parts of the house, decorative a schemes must be carried out with three underlying considerations in mind—rest, the architecture of the room; second, the personality of the owner, and third, the purpose of the chamber itself.

Due attention to the first consideration will prevent one from failing into the common error of trying to fit up the ordinary room in the ordinary ready made house with decorations of all one period. A person might cram such a room full of Jacobean or Louis XIV.

The furniture and still the effect would not be Jacobean or Louis XIV., because the room itself is nondescript. To preserve unity of period the room must be built for that purpose. In the average room, therefore, it is better that the scheme to the decoration becomes ostentation.

Decoration vs Ornamentation.

"Decoration vs Ornamentation."



HALL IN THE STUART DUNCAN HOUSE, NEWPORT, R. 1

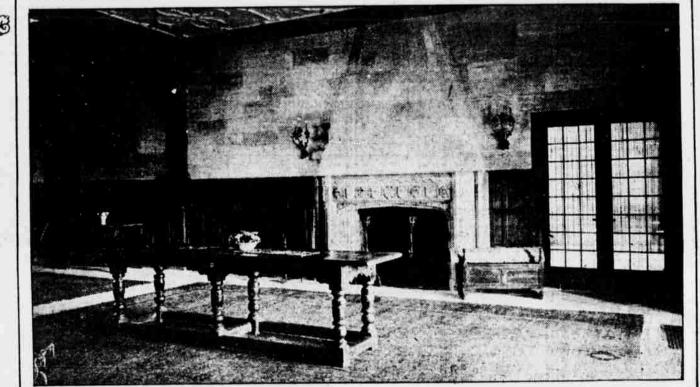
IN THE HOME OF GEORGE MARSHALL ALLEN, MORRISTOWN,

be varied as long as the fittings har-monize with each other and are prop-erly grouped.

Authorities agree that caution is also necessary in attempting to interpret the personality of the owner in the decoration of a room. A few extremists hold that the interior of a room should be the owner's own interpretation of himself and not some expert's conception of his individuality. That idea might be prac-ticable if the owner were artistically capable of expressing his own personality, but even then it would possess dangérous possibilities if carried out without censorship. Imagine, for instance, what would have been the effect if the late lamented Mr. Pecksniff had portrayed his real soul in the interior decoration of

Above all other considerations, how-ever, the purpose of the room must be kept clearly in mind, for right here lies the dividing line between decoration and vulgar ornamentation. A room must first of all fulfill its function, or as one authority has expressed it "decoration authority has expressed it, "decoration must never be applied where use is sac-rificed in its application." This prin-ciple must be applied not only to the room, but to every article in it. If, for instance, the embellishment of a chair makes it any less comfortable for sitting purposes then decoration becomes os-tentation.

sirable that has come under the no-



ENTRANCE HALL IN THE HOME OF GEORGE ARENTS, JR. RYE, N.Y. LEWIS COLT ALBRO, ARCHITECT.

comforts of the house. It should be dignified and to a more or less extent formal, for in the entrance hall the house must put on its best manners to

The average entrance hall in America to-day is a remote and sometimes ques-tionable descendant of the early Engtionable descendant of the early English entrance hall, which in its inception was the main room of the house. It the old days it was used for almost every purpose but sleeping. There the lord of the manor feasted his henchmen, the ladies entertained, the children played, and the dogs romped. The floor was littered with straw, which was so infrequently changed that rails of wood were built around the tables about six inches from the floor so that the diner might keep his feet out of the filth. That was the origin of the stringer which connects the legs of Elizabethan furniture.

In those days the entrance hall was not adorned with a commodious stair-vay, for the manor house was more or less of a fortified castle and the broad staircase gave too much of a strategic advantage to an invading enemy. Wide staircases owe their origin to the Italian Renaissance.

To give the family more privacy the "withdrawing room" was built off the livirs room, and that chamber has evolved into the modern drawing room. Then, one day, the lord of the manor, who may have partaken of too many flagons the night before, felt a draught in the modern drawing room. lish entrance hall, which in its inception

them.

The back of his neck as he sat at breakfast, and gave orders to one of his less expensive design. serfs to put up a screen across the en- less expensive design.

First in Series of Articles Embodying Ideas of Authorities in the Field of Artistic Home Making and Designing

rance door. That was the irception Entrance Hall Subdivided.

As time went on the big entrance hall, As time went on the big entrance hall, sometimes a two-storied affair, was divided into guardroom and salon. Finally it became practically what it is to-day, a means of access to the living room and the other principal chambers of the house.

The severe beauty of the English entrance hall lends itself admirably to the more elaborate American country house. This is demonstrated in the accompanying group of pictures showing

hcuse. This is demonstrated in the accompanying group of pictures showing the entrance halls in three houses of Tudor design. It must be remembered, however, that such a decorative scheme is only possible where the design is consistently followed in the erection of the house.

the home.

In the hall of the Stuart Duncan house at Newport, R. I., designed by John Russell Pope, the walls are of stone and the woodwork of oak, panelled in linen fold. A remarkably constructed metal door connects the hall with the vestibule. Here as in the other two examples shown, the furniture carries out the unity of the motive, and is such as would be found in an English house of the period.

the street and the privacy of the home.
Therefore it should be dual in character, partaking of the austerity of the out-of-doors and still suggesting the large of the cold Forgilla cared to use the cold Forgilla cared

ing of oak. Note the carved stone fire-place and the old English cradle, used as a woodbox, beside it.

The delightful picturesqueness of the pre-Elizabethan house is shown to best advantage in the "little hall" in the home of George Marshall Allen at Mor-ristown, N. J., with its pavement of irregular flagstones and its woodwork of rough hewn oak. This hall, one might say, is in reality a glorifed vestibule through which one catches an enticing glimpse of the great hall at the right. It is furnished with extreme simplicity, without even a rug on the

WOULD LEASE SPACE FOR AIR TERMINALS

Company's Project Will Pave Way to Establishment of Hydroaeroplane Passenger Service

The prediction in the Real Estate the North River. There is suitable fection of This Sun last Sunday that the day is not far distant when New Yorkers will commute via aeroplanes and hydroplanes and the suitable place at Eighty-sixth street and North River. The flying boat will then proceed to the service station. A whale-back float can be built for \$150.

Plans which have been prepared, proand hydroplanes, and that real estate development will be facilitated by that modern means of transportation, is borne out by an application for a permit to lease land and establish a base for flyng boats at Fort Washington flyng boats at Fort Washington. The application, which is before

collars worth of aeroplanes and hydro-

and attractiveness of the point and benefit all property in the vicinity. The Point is now surrounded by Fort Washington Park, itself a feature which Speals to urban residents. Development of residential properties is reasonably certain to follow any improvement in transportation facilities, such as the development of the flying boat as a passenger service are identical with his dears to obtain the right to use Fort Washington Point as a base for the locations.

much to the convenience of the residents of the residents of the New York and New Jersey sides of the river. The dwelling was partly remodelled some time ago to provide quarters for The Little Shop." but the owner will make the further alterations to meet the demands of trade. It was held at \$225,000, but were unable to do so on account of the absence of such a service are is held to bo.

Mr Unpercu, and others whose intersects in the development of air craft for waterways leading to New York, and such service stations as we have outlined will be necessary in the different locations."

Alexander Selkin and Joseph H. Schwartz sold in an all cash transaction for the Nason Realty Company by the service stations as we have outlined will be necessary in the different locations."

was planned several months ago. The field was carefully inspected with the viewpoint of selecting a suitable landing

hangar to be fifty square feet to house an individual flying boat. The wings of the flying boat spread 39 feet, while terminal for all coastwise passent the boat has a depth of 23 feet, fore to aft. It is estimated that each hangar, or house, will coast from \$2,500 to \$3,000.

A hangar will be rented to house established elsewhere and the movement the rental to include certain service. Bases will be established elsewhere and the movement the rental to include certain service themselves, but they will start hydroplane passenger transportations are divided. A high percentage of the buying has been by operators and their activities been by operators and their activities of the followed by removals of shops and stores to that thoroughfare. The future of the avenue between Forty-will extend over the entire country. Will extend over the entire country, which the rental to include certain service entertain any idea of establishing a passet to include certain service themselves, but they will be followed by removals of shops and stores to that thoroughfare. The future of the avenue between Forty-will extend over the entire country. Will extend over the entire country, which the rental to include certain service entertain any idea of establishing a passent to include certain service themselves, but they will be followed by removals of shops and stores to that thoroughfare. The future of the avenue between Forty-will be followed by removals of shops and stores to that thoroughfare. The future of the avenue between Forty-will be followed by removals of shops and stores to that thoroughfare. The future of the avenue between forty-will be followed by removals of shops and stores to that thoroughfare. The future of the avenue between forty-will be followed by removals of shops and stores to that thoroughfare. The future of the avenue between forty-will be followed by removals of shops and stores to that thoroughfare. The future of the avenue between followed by removals of the shops and stores to that thoroughfare. The futur fidently predict that coastwise passencipal owner of the Aeromarine, or Plane and Motor Company, which is a substitution of the Detroit Cadillac Motor Car Company, with headquarters at Broadway and Sixty-third street.

Mr. Uppercu has been granufacturing planes for the Government at Keyper Sales of the Government Sales of the Go

City be bargar for the plants of the boats, and it is said the flying boat will make the trip from New York to Atlantic City in one hour and fifteen minutes. The flying boat has a range

The location is one of the most department of planes. It is understood that other manufacturers of planes are associated with him in his idea of developing landing places for flying boats. One of those landing places will be on Manhattan Island. Others will be established on the Atlantic Coast, and, in time, there will be bases for hydroplanes on all inland waters of this nation as well as at its seaports.

Behind the movement is the idea of popularizing the use of flying oraft. In the near at hand development of flying for commercial use, and for passenger transportation, the hydroplane, or flying boat, is to take an aggressive and over the aeroplane in passenger carrying. Hydroplaning has been fostered and developed at Florida resorts and some enterprising avisators are make.

design transportation, the hydroplane, portation facilities. Mr. Hulbert is portation facilities. Mr. Hulbert is proposed by the polar is an take an aggressary to flying book is to take an aggressary to flying book in the vicinity because of the building and in takes. Capital is the vicinity because of the building and in takes. Capital is the vicinity because of the building and into the building and into takes an aggressary to flying be an interest in the vicinity because of the vicinity because of the building and into take an aggressary to make the building and into take and the vicinity flow of the building and into take and the vicinity flow of the building and into take an aggressary to make the building and into take and the vicinity flow of the building and into take an aggressary to make the building and into take an aggressary to make the building and the vicinity flow of th

renewal privileges of an additional twenty years on the basis of 5 per cent. of the gross proceeds derived from the rental of hangars. The exploitation of air service here. FUTURE OF SECTIONS

was planned several months ago. The field was carefully inspected with the viewpoint of selecting a suitable landing place. The final decision rested between Fort Washington Point and a site on the Jersey side. Students of Market Conditions Many Opportunities Await Bargain Hunters In the great activity which charac-payenue has the ratio of one to that of lived that existing loft section bounded by fourteenth and Forty-second streets and Investors is the loft section bounded by fourteenth and Forty-second streets and Investors is the loft section bounded by fourteenth and Forty-second streets and Investors is the loft section bounded by fourteenth and Forty-second streets and Investors is the loft section bounded by fourteenth and Forty-second streets and Forty-second streets and Investors is the loft section bounded by fourteenth and Forty-second streets and Investors is the loft section bounded by fourteenth and Forty-second streets and Fourth and Eighth avenues. "The reason," says Mr. Brown, "why that district holds promise for investors is because no buildings in the second streets and Investors is the loft section bounded by fourteenth and Forty-second streets and Investors is the loft section bounded by fourteenth and Forty-second streets and Investors is the loft section bounded by fourteenth and Forty-second streets and Investors and Fourth and Eighth avenues. "The reason," says Mr. Brown, "why that district holds promise for investors is the loft section bounded by fourteenth and Eighth avenues. "The reason," says Mr. Brown, "why that district holds promise for investors is the loft section become

fors ubstantial profit, but concerning interior lot in Fifth avenue is held at locations or districts which hold the \$500,000. The corner valuations are in portunities, would next come Washing-

Trading is not all speculative. A great many purchases have been made for permanent occupancy and a large number of leases have been made on an expersion basis.

Considerations which make investment in real estate attractive at this

In the great activity which characterizes the real estate market, experts agree that there are many opportunities fors ubstantial profit, but concerning for the formula of the four or five for Fifth avenue. In other words, an interior lot in Madison avenue are many opportunities for the four or five for Fifth avenue. In other words, an interior lot in Madison avenue are many opportunities for the four or five for Fifth avenue. In other words, an interior lot in Madison avenue are many opportunities for the four or five for Fifth avenue. In other words, an interior lot in Madison avenue are many opportunities. The four or five for Fifth avenue is held at \$100,000, while an interior lot in \$100,

investors will have opportunities to realize very substantial profits.

for permanent occupancy and a large number of leases have been made on an oxygrable least.

The Real Easts Board of New York and Street and Anisotyphic parks, is the divided between the street and Lexington are number of leases have been made on an oxygrable least.

The Real Easts Board of New York and the sales been of a valuable building plot in or near New York and Lexington are number of leases have been made on an oxygrable least.

The Real Easts Board of New York and the sales been of a valuable building plot in or near New York upon which, at offse time, the opening of the Lexington are number of leases have been made on a substantial profit on in severe was enthusiastically confident accuracy and house, demand for permanent heast-quarters and offices in the centres of finance, insurance and importing and the expansion of retail trade.

Charles F. Noyes, Lawrence B. Elliman and Frederick Brown see in Manhattan real estate. Experts the bargains waiting to be snapped up.

Charles F. Noyes, Lawrence B. Elliman and Frederick Brown see in Manhattan real estate. Experts the time than it takes to go of the Charles F. Noyes of the centre of the non-time that the effect of an increase of n

of trade. It was held at \$225,000.

It was held at private devaling at the present low level of taxes, there will be no income tax to pay. Investment in private houses is attractive because the private houses is attractive held to day are only private houses is attractive held to day are only private houses is attractive held to day are only private houses is attractive held to day are only private houses is attractive held to day M. Upperou, and others whose interest in the development of air craft for passenger service are identical with his desire to obtain the right to use Fort Washington Point as a base for the fact the transposition of the training of aviators. The form is at 181st street west. Here is fall at 181st street west. Here is fall at 181st street west. Here is fall at 181st street west. For the first owner, and others whose interest in the development of air craft for passenger service are identical with his desire to obtain the right to use Fort the site of the subject to the fine will be necessary in the different to obtain the right to use Fort the first own as a base for the fine will be necessary in the difference in valuations placed upon property known as the care of hydroplanes and the care of hydroplanes are the tental state of the training of aviators. The point for twenty years, the term house, on plot 100x90, at 101-105 in the city a certain space on Fort Washington Point for twenty years, and the development of an all cash transaction is a to 19 per cent the rest them to the property is worth tremendously more that the property is worth tremendously more property is worth tremendously mor

advance that much."

Frederick Brown, real estate opera-

tor. 217 Broadway, says the district which holds the greatest promise for investors is the loft section bounded by

to Back 2 Per Cent. Bill.

citizen to write to his Senator and As semblyman to support the 2 per cent. tax bill, which was introduced at the request of the board.

SELLS \$350,600 APARTMENT.

MORTGAGE LENDERS FACE NEW PROBLEMS

Material and Labor Costs May Drop and Cause Depreciation in Value of Newly Built Houses

Secretary of The Thrift. Before Liberty bonds became fashionable it was frequently alleged that in the safe deposit box or other repository ton Heights and the West Bronx, very promising residential sections holding many great possibilities."

TAX RATE PENALIZES

OWNER OF THE HOME

To valuable papers kept by most good citizens there would invariably be found arises immediately.

Under existing conditions the ordinary brise, which in the light of subsequent events would prove to be valuable chiefly for mural decorative purposes, 1 shrewdly OWNER OF THE HOME for mural decorative purposes, I shrewdly for mural decorative purposes. I shrewdly suspect that among those papers also there would be found if a careful census erty already built should be more attrac-Realty Board Urges Citizens there would be found if a careful census could be taken a very considerable number of deeds, evidencing the ownership

lenders frankly recognize the fact that coeds. A half finished house is a much some solution must speedily be forth-coming if a large part of New York's than a finished house is for all of it. To

able accuracy. Competent authorities we to have a gradual drop in ma say that of a frame building the annual prices? If so, in what degree?

the investment. There are three parties to a building operation-the lender, the material man and the workman. . The owner may feel surprised at his exclu-sion from the calculation, but unfortu-nately he represents the "margin" in the

tive than that in contemplation. answer lies in the fact that one sale makes a house second hand, other sales

Heretofore grottsage lenders on home construction have had merely to calculate a normal depreciation on the security of their investment. This depreciation can be estimated with reasonable accuracy. Competent authorities seek that on the forms building the number of the construction of the second of the construction of the second of the construction of the constru Douglas L. Elliman & Co. and N. A. gear and from 2 to 4 per cent the first advance or decrease? How much in the Berwin & Co. have sold for David Dows On a brick building the percentages are latter cases? The first evidence of an